



Herb Cottage, Main Street,  
Holtby, YO19 5UD  
Offers In The Region Of £400,000





## ABOUT THE PROPERTY

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Offered to the market with vacant possession, Herb Cottage is a beautifully presented two-bedroom home situated in the tranquil village of Holtby, just a few miles east of York. Enjoying a generous plot of just over a quarter of an acre, the property offers the perfect balance of rural living and convenient access to nearby villages and the city.

Inside, the home features a spacious open-plan living area with solid oak flooring, French doors, and a bespoke kitchen fitted with timber worktops and a traditional butler sink. Both double bedrooms are well-sized with side-facing windows and oak flooring throughout. The bathroom is finished to a high standard with a modern suite including a 'P' shaped bath and shower, WC, vanity unit, and a utility cupboard housing the gas boiler and space for a washing machine. The property also benefits from triple glazed windows throughout, ensuring excellent energy efficiency and a quiet, comfortable living environment.

Accessed via large private timber gates, the property offers a substantial gravel driveway providing ample off-road parking for multiple vehicles. The garden is a true highlight - extensive, private, and offering a blank canvas for the buyer to create their ideal outdoor space, whether for entertaining, gardening, or simply relaxing in a peaceful setting. A generous outbuilding with windows and front-facing doors adds further potential, ideal for use as a workshop, studio, or storage.

Holtby is a picturesque and welcoming village surrounded by open countryside and well-connected footpaths. The area is known for its sense of community and active village hall, which hosts regular events and classes. Nearby Dunnington and Stamford Bridge provide a range of amenities including shops, cafes, schools, and health services, while York is just a short drive away. Herb Cottage is a rare opportunity to enjoy privacy, space, and charm in a truly special location.









Tenure: Freehold  
York City Council  
Band: C

### THE LOCATION

Situated just a few miles east of York, the village of Holtby offers a peaceful rural setting with the convenience of nearby city connections. Surrounded by open countryside and picturesque views, Holtby is known for its welcoming community and attractive period properties. The area is well served by highly regarded schools, including Warthill Primary. For those considering independent education, York offers several excellent options such as The Mount, St Peter's, and Bootham.

Just under a mile and a half away, Dunnington provides a strong sense of community and a comprehensive range of local amenities. These include a village pub, church, Scouts hut, and a popular play park with picnic facilities. The village also hosts a thriving Sports Club with cricket, football, squash, tennis, and bowls teams. Residents enjoy access to local shops, a café, bakery, Post Office, florist, and a newsagents.

Stamford Bridge lies approximately three miles from the village and offers further everyday conveniences, including a GP surgery, veterinary practice, small supermarket, Post Office, café, hair salon, pub, and a well-regarded primary school.

With excellent transport links into York and beyond, Holtby is an ideal location for both families and commuters seeking a quieter pace of life without sacrificing accessibility. Holtby is criss crossed by a network of public footpaths including paths to Holtby wood, Dunnington, Hagg Wood and Stockton on Forest.

There is an active village hall in Holtby which hosts the monthly Saturday trader event combined with coffee morning, quiz and film nights and fitness classes.

### THE ACCOMMODATION COMPRISES OF:

#### OPEN PLAN LIVING

8.58 x 3.88 extending to 4.93 (28'1" x 12'8" extending to 16'2")

Side entrance door, French doors, 2x windows to rear and window to side.

Kitchen area comprising of bespoke wall and base units with timber working surfaces, butler sink, electric oven with extractor fan over, integrated

dishwasher and dryer, space for under counter fridge and freezer. Solid oak flooring throughout, 2x vertical radiators.

#### BEDROOM ONE

3.84 x 3.00 (12'7" x 9'10")

Window to side.

Solid oak flooring and radiator.

#### BEDROOM TWO

3.84 x 2.97 (12'7" x 9'8")

Window to side.

Solid oak flooring and radiator.

#### BATHROOM

2.77 x 2.28 (9'1" x 7'5")

Window to rear.

Suite comprising 'P' shaped bath with mixer tap and shower over, low flush WC and wash hand basin in vanity unit. Chrome ladder style radiator, extractor fan and utility cupboard housing the wall mounted gas fired central heating boiler and space for washing machine. Tiled flooring and part tiled walls.

#### OUTSIDE

Accessed via large private timber gates, the property offers a substantial gravel driveway providing ample off-road parking for multiple vehicles. The garden is a true highlight—extensive, private, and offering a blank canvas for the buyer to create their ideal outdoor space, whether for entertaining, gardening, or simply relaxing in a peaceful setting.

#### OUTBUILDING / STORE

6.11 x 3.65 (20'0" x 11'11")

Doors and windows to front.

### ADDITIONAL INFORMATION

#### SERVICES

Mains Water, Gas and Electricity. Drainage via Sewage Treatment Plant. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

None of the appliances have been tested by the agent.







## Ground Floor



Total area: approx. 66.9 sq. metres (720.3 sq. feet)

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

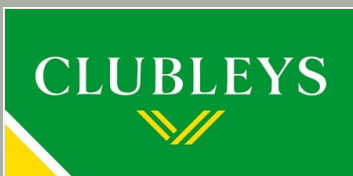
### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.